

Grantee: Nevada

Grant: B-08-DN-32-0001

January 1, 2015 thru March 31, 2015 Performance Report



Grant Number:

B-08-DN-32-0001

Obligation Date:**Award Date:****Grantee Name:**

Nevada

Contract End Date:**Review by HUD:**

Submitted - Await for Review

Grant Award Amount:

\$24,287,240.00

Grant Status:

Active

QPR Contact:

Debra J. Parra

LOCCS Authorized Amount:

\$24,287,240.00

Estimated PI/RL Funds:

\$8,000,000.00

Total Budget:

\$32,287,240.00

Disasters:

Declaration Number

NSP

Narratives

Areas of Greatest Need:

The State of Nevada selected five counties as having the greatest need. Those were Clark County, Washoe County, Nye County, Douglas County and Lyon County. Within Clark County there are three jurisdictions administering their own programs. Those being the City of Henderson, City of Las Vegas and Clark County. The State has set up each activity in DRGR which shows the greatest need broken down by zip code. The State developed its coding system in the following manner. CL and NLV are Clark County activities, LV are activities in the City of Las Vegas, HE are activities in the City of Henderson, WA are activities in Washoe County, LY are activities in Lyon County, DO are activities in Douglas County, NY are activities in Nye County and NH are the activities Nevada Housing Division is administering.

Distribution and and Uses of Funds:

The States distribution of funds is as follows:

Administration: \$388,306.86

Clark County: \$10,277,241

Las Vegas: \$5,920,045

Henderson: \$842,186

Washoe County: \$4,650,801

Nye County: \$710,714

Lyon County: \$1,059,424

Douglas County: \$288,522

Nevada Housing Division: \$150,000

The allocations listed above will change and will be reflected in each of the budgeted activities. Budget and activity amounts will change due to the receipt of program income which will be used for future NSP eligible activities. The changes will be reflected in corresponding budgets and activities.

Definitions and Descriptions:

Blighted - A structure is blighted when it exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety and public welfare.

Affordable Rents - follow the HOME program standards at 24 CFR 92.252 (a), (c), (e), and (f). Affordable rents for units designated for households with incomes below 50% of AMI will be no more than 30% of 50% of AMI (Low-HOME rents), adjusted for unit size. Such rents may be increased annually after HUD updates fair market rents and median incomes.

Continued affordability - will be in accordance with the HOME program standards at 24 CFR 92.252 (a), (c), (e), and (f) for rental properties and 24CFR 92.254 for homeownership housing.

Housing Rehabilitation Standards - require that all buildings assisted with NSP funds be brought to local code, that required building permits be obtained and that appropriate inspections be performed.

Low-Income Targeting - Individuals and families that have incomes at or below 50% of median income.

Low Income Targeting:

Each jurisdiction is required to spend at least 25% of its NSP allocation and program income received on families at or below 50% of median income. The jurisdictions have surpassed the 25% of funds committed to activities that will house families at or below 50% of median income.



activity above describes the income of the families they will be serving.

Acquisition and Relocation:

Jurisdictions have a policy not to purchase homes that have tenants. If by chance one was purchased with a tenant, all Uniform Relocation Act regulations will be adhered to and the tenants would be protected.

Public Comment:

The State published a Notice for Public Comments on the Plan in all major newspapers in the State along with the smaller local newspapers of the Counties that the NSP program would be administered. The State also published all public notices on Nevada Housing Division's website. No Public Comments were received.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$30,659,770.98
Total Budget	\$0.00	\$30,659,770.98
Total Obligated	\$0.00	\$30,659,769.94
Total Funds Drawdown	\$462.83	\$29,365,583.75
Program Funds Drawdown	\$0.00	\$22,410,760.48
Program Income Drawdown	\$462.83	\$6,954,823.27
Program Income Received	\$6,525.87	\$8,042,826.84
Total Funds Expended	\$462.83	\$29,365,583.75
Match Contributed	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$3,643,086.00	\$0.00
Limit on Admin/Planning	\$2,428,724.00	\$332,479.68
Limit on State Admin	\$0.00	\$332,479.68

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$6,071,810.00	\$13,012,649.70

Overall Progress Narrative:

Although no new units were completed this quarter, the Nevada Housing Division continues to work with its recipients to ensure that the NSP 1 program continues to fund eligible activities and expend the remaining NSP 1 funds. The City of Las Vegas continues to try and find more NSP eligible properties. Clark County is still in the process of selecting new eligible NSP 1 activities. As soon as they have decided on what activities to fund, the

Division execute a substantial amendment showing the new additions to their program. As of this date, the type of activities that have been completed are listed below:

Down Payment Assistance - 85

Acquisition/Rehabilitation/Resale of Single Family Homes - 84

Acquisition/Rehabilitation/Rental of Single Family Homes - 82

Multi-Family New Construction 18

This brings the total of completed units to 269. There are four units that are not completed yet. The City of Las Vegas is working diligently on getting these four homes sold.

Of the completed households, 117 are low-income households.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
NV-0001-AD, ADMINISTRATION	\$0.00	\$388,306.86	\$190,555.12
NV-0002-CL, CLARK COUNTY	\$0.00	\$12,479,960.93	\$8,794,007.92
NV-0003-LV, CITY OF LAS VEGAS	\$0.00	\$10,091,510.40	\$5,632,408.52
NV-0004-HE, CITY OF HENDERSON	\$0.00	\$1,017,500.61	\$842,186.82
NV-0005-WA, WASHOE COUNTY COUNTIES	\$0.00	\$5,595,745.50	\$4,650,801.11
NV-0006-NY, NYE COUNTY PROJECTS	\$0.00	\$958,770.29	\$802,855.51
NV-0007-LY, LYON COUNTY	\$0.00	\$1,082,673.38	\$1,059,423.84
NV-0008-DO, DOUGLAS COUNTY PROJECTS	\$0.00	\$288,521.64	\$288,521.64
NV-0009-NH, NHD Project	\$0.00	\$150,000.00	\$150,000.00

Activities

Project # / Title: NV-0001-AD / ADMINISTRATION

Grantee Activity Number: NV-0001-NH8

Activity Title: ADMINISTRATION-NHD

Activity Category:

Administration

Project Number:

NV-0001-AD

Projected Start Date:

03/11/2009

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

ADMINISTRATION

Projected End Date:

03/31/2014

Completed Activity Actual End Date:

Responsible Organization:

NEVADA HOUSING DIVISION

Overall

Total Projected Budget from All Sources

Jan 1 thru Mar 31, 2015

N/A

To Date

\$44,833.17

Total Budget

\$0.00

\$44,833.17

Total Obligated

\$0.00

\$44,833.17

Total Funds Drawdown

\$462.83

\$39,093.48

Program Funds Drawdown

\$0.00

\$38,630.65

Program Income Drawdown

\$462.83

\$462.83

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$462.83

\$39,093.48

NEVADA HOUSING DIVISION

\$462.83

\$39,093.48

Match Contributed

\$0.00

\$0.00

Activity Description:

Administrative funds to be used by Nevada Housing Division.

Location Description:

State of Nevada

Activity Progress Narrative:

Nevada Housing drew down \$463.83 in administrative funds for costs incurred in the administration of the NSP 1 program.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Project # / Title: NV-0003-LV / CITY OF LAS VEGAS

Grantee Activity Number: NV-0003-LV1

Activity Title: Homebuyer Assistance-HAP2

Activity Category:

Rehabilitation/reconstruction of other non-residential structures

Project Number:

NV-0003-LV

Projected Start Date:

03/11/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Program Income Account:

CITY OF LAS VEGAS

Activity Status:

Under Way

Project Title:

CITY OF LAS VEGAS

Projected End Date:

03/31/2014

Completed Activity Actual End Date:

Responsible Organization:

CITY OF LAS VEGAS

Overall

Total Projected Budget from All Sources

Jan 1 thru Mar 31, 2015

N/A

To Date

\$6,841,979.62

Total Budget

\$0.00

\$6,841,979.62

Total Obligated

\$0.00

\$6,841,979.62

Total Funds Drawdown

\$0.00

\$6,713,283.41

Program Funds Drawdown

\$0.00

\$4,046,261.34



Program Income Drawdown	\$0.00	\$2,667,022.07
Program Income Received	\$0.00	\$4,308,201.99
Total Funds Expended	\$0.00	\$6,713,283.41
CITY OF LAS VEGAS	\$0.00	\$6,713,283.41
Match Contributed	\$0.00	\$0.00

Activity Description:

The Homebuyer Assistance First Look Program (HAP2) will make city purchased abandoned or foreclosed homes available for direct sale to low-, moderate-, and middle-income persons to reverse the trend towards disinvestment and deterioration of properties and property values within targeted neighborhoods. The City will rehabilitate the homes and then sell them to eligible households. Eligible households will receive up to \$50,000 for mortgage buy downs and/or down payment assistance and/or closing costs. It is anticipated that, on average, each household will require \$30,000 in assistance.

Income qualified households will attain homeownership through fixed rate mortgages at an affordable monthly payment. The household must invest a minimum of \$1,500 of personal funds or the equivalent of 3.5% of the home sales price with FHA financing rules if the home purchased is to be financed through FHA. This program will serve households up to 120% of AMI and is not designed to serve households with incomes below 50% AMI.

Location Description:

The program will be offered in the following zip codes: 89108, 89110, 89131, 89129, 89128, 89117, 89101, 89104, and 89107. These zip codes have been identified as areas of greatest need.

Activity Progress Narrative:

The City of Las Vegas did not draw any funds this quarter. They still have four homes that they are in the process of rehabilitating and selling to NSP eligible households.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	38/30
# of Singlefamily Units	0	38/30

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	15/15	38/30	39.47
# Owner Households	0	0	0	0/0	15/15	38/30	39.47

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found
Total Other Funding Sources



Grantee Activity Number:	NV-0003-LV2
Activity Title:	Cancelled-Lease to Own Program

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

NV-0003-LV

Projected Start Date:

03/11/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Cancelled

Project Title:

CITY OF LAS VEGAS

Projected End Date:

09/30/2013

Completed Activity Actual End Date:
Responsible Organization:

CITY OF LAS VEGAS

Overall	Jan 1 thru Mar 31, 2015	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total Budget	\$0.00	\$0.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
CITY OF LAS VEGAS	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

The City of Las Vegas will purchase and rehabilitate, if necessary, abandoned or foreclosed homes and select non-profit agencies through a RFP process to operate and manage the Lease to Own program. Program participants would be required to enroll in a HUD-certified credit counseling program and complete a minimum 8 hours of housing counseling. After 48 months, participants must exercise their option to purchase the home by assuming the mortgage. Should the homeowner be unwilling or unable to purchase the home at that time, the property will remain under city ownership and offered to another qualified homebuyer. The lease agreement shall clearly state that the Lessee must either purchase the home at the end of the Lease to Own period, renew the lease, or be terminated from the program.

Location Description:

The program will be offered in the following zip codes: 89108, 89110, 89131, 89129, 89128, 89117, 89101, 89104, and 89107. These zip codes have been identified as areas of greatest need.

Activity Progress Narrative:

The City of Las Vegas did not expend any funds this quarter and they do have all of the purchased homes rented. The City has not found any new homes to purchase this quarter. Foreclosed properties are becoming very hard to acquire.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/0

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/0	0/0	0
# Owner Households	0	0	0	0/0	0/0	0/0	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Project # / Title: NV-0004-HE / CITY OF HENDERSON

Grantee Activity Number: NV-0004-HE2

Activity Title: Purchase and Rehabilitation

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NV-0004-HE

Projected Start Date:

03/11/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Program Income Account:

HENDERSON PROGRAM INCOME

Activity Status:

Completed

Project Title:

CITY OF HENDERSON

Projected End Date:

03/13/2013

Completed Activity Actual End Date:

Responsible Organization:

CITY OF HENDERSON

Overall

Total Projected Budget from All Sources

Total Budget

Jan 1 thru Mar 31, 2015

N/A

\$0.00

To Date

\$513,683.70

\$513,683.70



Total Obligated	\$0.00	\$513,683.66
Total Funds Drawdown	\$0.00	\$513,683.66
Program Funds Drawdown	\$0.00	\$463,889.00
Program Income Drawdown	\$0.00	\$49,794.66
Program Income Received	\$6,525.87	\$226,779.12
Total Funds Expended	\$0.00	\$513,683.66
CITY OF HENDERSON	\$0.00	\$513,683.66
Match Contributed	\$0.00	\$0.00

Activity Description:

This activity will allow the City of Henderson to provide funding to qualified community based nonprofits to purchase and rehabilitate homes. The nonprofit would be selected as a result of an RFQ or RFP process. The nonprofit can sell acquired homes directly to qualified homebuyers or lease with intent to purchase. NSP funds will be restricted to use in identified priority "greatest need" census tracts as identified in Section A. Since these are abandoned or foreclosed upon homes in the areas of greatest need, this activity will serve to stabilize the neighborhood. It is not primarily intended that this program will be used to address income-qualified households below 50% AMI, however there may be a small percentage of households assisted who do fall within this category.

Location Description:

Zip codes 89011, 89014 89015
City of Henderson's NSP Website:
http://www.cityofhenderson.com/neighborhood_services/docs/NSP%20Substantial%20Amendment.pdf

Activity Progress Narrative:

Henderson did not draw any NSP 1 funds this quarter. They did, however, received \$6,525.87 in program income. They are continuing to work on this activity.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	3/3

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	3/3

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	1/0	1/1	3/3	66.67
# Owner Households	0	0	0	1/0	1/1	3/3	66.67

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found



Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

